



£280,000

Beatrice Avenue, Old Felixstowe, IP11



 3

Bedrooms

 1

Bathroom

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
enquiries@wainwrights.co.uk

01394 275276



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Wainwrights are delighted to present this rarely available and spacious three-bedroom first-floor apartment, occupying the entire upper half of an attractive double-fronted detached building. Accessed via a driveway, the property is situated on one of Felixstowe's most prestigious tree-lined avenues, within easy walking distance of the town centre and railway station. The well-proportioned accommodation comprises a large through lounge/diner, fitted kitchen, three generous bedrooms, a family bathroom, and a separate cloakroom. Additional benefits include gas central heating with a recently installed combi boiler, ample built-in storage, loft access, garage, off-road parking, and a private south-facing outdoor space.

While the property would benefit from some updating (reflected in the asking price), it offers an excellent opportunity to acquire a desirable home in a highly sought-after location.

Offered for sale with no onward chain, the apartment also benefits from a 50% share of the freehold and the remainder of a 999-year lease commencing in 2017.

Internal viewing is highly recommended to fully appreciate the space,
character, and prime setting on offer.

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Outside front

In-and-Out gravel driveway shared with the adjoining apartment, featuring a planted area to the front. A side access gate opens in to the private south-facing outdoor area which in turn leads to the garage and private garden area to the rear of the property. The main entrance door is located to the side of the building.

Entrance & Staircase

Partially glazed modern composite front door opens into the entrance lobby with stairs to the first floor. The staircase is carpeted and a first-floor window allows natural light to flood the space throughout the day.

Inner Hallway *6.14m x 1.02m (20' 2" x 3' 4") widening to 1.75m*

Carpeted hallway with radiator and coving to ceiling. Two storage cupboards, one housing a recently installed (1 year old) gas combi boiler and another containing the electric consumer unit. Hatch to loft. Inset ceiling spotlights to ceiling and doors to:

Lounge Room / Diner

Overall length 8.12m (26'8") Spacious reception area, partially divided with archway between: Dining Room – 4.60m x 3.42m (15'1" x 11'3") at widest Front aspect UPVC double glazed windows with Georgian-style inserts, radiator, carpet, coving, and feature light fitting. Living Room – 4.33m x 3.42m (14'2" x 11'3") Front and side aspect UPVC double glazed windows (front with Georgian inserts), radiator, carpet, coving, and feature ceiling light fitting.

Kitchen *3.41m x 2.89m (11' 2" x 9' 6")*

Side aspect UPVC double glazed window and half-glazed wooden door providing fire exit access. Fitted with a range of cupboards and drawers beneath dark marble-effect laminate worktops, with matching wall-mounted units. Integrated four-burner gas hob with stainless steel splashback and extractor hood, Zanussi electric oven, inset 1.5 bowl stainless steel sink with mixer tap, space for washing machine, and upright fridge/freezer. Vinyl flooring, inset ceiling spotlights, coving, and radiator.

Bedroom One *3.30m x 3.43m (10' 10" x 11' 3")*

Side aspect UPVC double glazed window, radiator, built-in cupboard, carpet, and coving to ceiling.

Bedroom Two *3.32m x 2.74m (10' 11" x 9')*

Rear aspect UPVC double glazed window, radiator, carpet, and coving to ceiling.

Bedroom Three *2.53m x 2.36m (8' 4" x 7' 9")*

Rear aspect UPVC double glazed window, radiator, built-in cupboard, and vinyl flooring.

Bathroom *2.16m x 1.40m (7' 1" x 4' 7")*

Side aspect UPVC double glazed window, chrome radiator, extractor fan, inset ceiling spotlights, coving, vinyl flooring, part-tiled walls. White suite comprising bath with overhead shower and glass screen, and hand wash basin.

Cloakroom

Side aspect UPVC double glazed window, vinyl flooring, ceiling spotlight, coving, wall-mounted fan heater, hand wash basin, and WC.

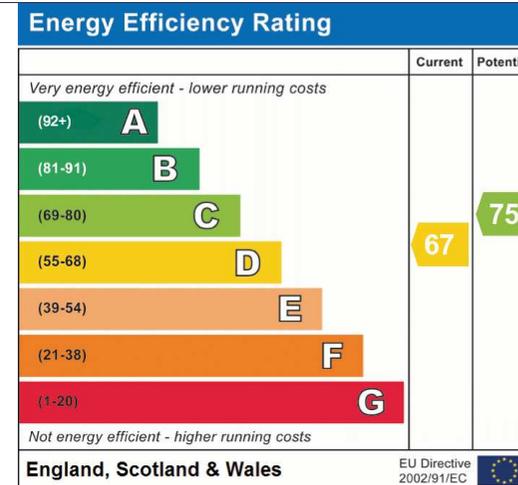
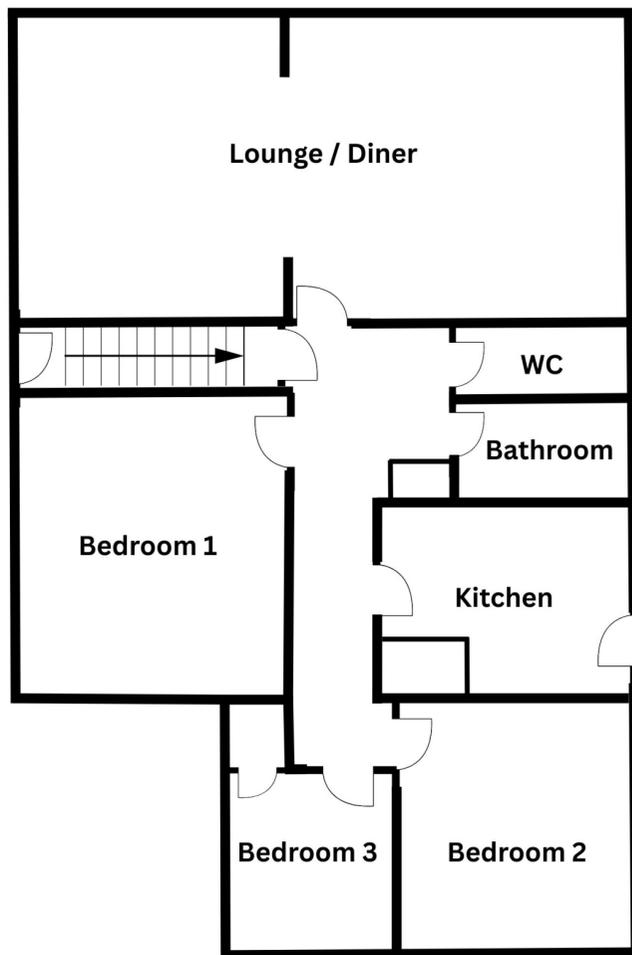
Garage *2.70m x 5.10m (8' 10" x 16' 9")*

Up-and-over garage door, sloping felt roof, UPVC fascias and guttering. Rear pedestrian access door (wooden).

Additional Information

****Full details on the leasehold charges and freehold to be confirmed**** Wainwrights Estate & Lettings Agent Ltd. Co No. 14699401. Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS. Misrepresentation Act 1967 and Property Misrepresentations Act 1991. This advertisement or these particulars do not constitute any

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